



BEACON HILL ARCHITECTURAL COMMISSION MONTHLY PUBLIC HEARING MINUTES

Boston City Hall Boston, MA, 02201
(held virtually via Zoom)

MAY 18, 2023

COMMISSIONERS PRESENT: Maurice Finegold, Ralph Jackson, Mark Kiefer, Edward Fleck, Annette Given, Curtis Kemeny, Alice Richmond, Wen Wen

COMMISSIONERS ABSENT: Arian Allen

STAFF PRESENT: Nicholas A. Armata AICP

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks)

5:02 PM: Commissioner Kiefer called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Members of the press, Dan Murphy of the Beacon Hill Times, made themselves known.

Following this brief introduction he called the first violation application.

I. DESIGN REVIEW

~~APP # 23.0689 BH 6 LOUISBURG SQUARE~~ (Deferred Until June)

~~Applicant: Sandra Jahnnes; Ruhl/Jahnnes Architects~~

~~Proposed Work: Ratification of unapproved EV charging box.~~

APP # 23.0861 BH 47 WEST CEDAR STREET

5:04PM

Applicant: Brian Burke; Back Bay Builders

Proposed Work: Ratification of unapproved window openings and window well grates.

PROJECT REPRESENTATIVES: Brian Burke

DOCUMENTS PRESENTED: Existing conditions photographs, drawings of the as-built design.

DISCUSSION TOPICS (BRIEF): Reason for violation, need for changes, visibility from street, existing conditions.

PUBLIC COMMENT: BHCA members supported the project but with better finishes.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW,) (N: NONE) (ABSENT/ABSTAIN: AA).

- *That the granite edge of the window lintel is finished with a better profile. Details are to be remanded to staff for final approval.*

APP # 23.0929 BH 9 TEMPLE STREET #2 #3

5:17PM

APP # 23.0931 BH Applicant: Selen Ongan

Proposed Work: Ratification of unapproved roof deck alterations.

PROJECT REPRESENTATIVES: Frank McGuire, Selen Ongan

DOCUMENTS PRESENTED: Existing conditions photos, shop drawings, previous approval documents.

DISCUSSION TOPICS (BRIEF): Visibility from street, reason for construction without permit, materials used, rail details, color selection for rear ell.

PUBLIC COMMENT: BHCA supports both decks.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION APP # 23.0929 BH AS SUBMITTED. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: AA).

COMMISSIONER KIEFER MOTIONED TO APPROVE APPLICATION APP # 23.0931 BH WITH PROVISOS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW,) (N: NONE) (ABSENT/ABSTAIN: AA).

- *That the lattice work under the deck is to be removed and replaced with materials more appropriate for the district. Details are to be remanded to staff for final approval.*

~~APP # 23.0940 BH 3 CHARLES RIVER SQUARE~~ (Deferred Until July)

~~Applicant: James Mooney; Light Hill Property~~

~~Proposed Work: Ratification of unapproved ring doorbell.~~

APP # 23.0946 BH 84 WEST CEDAR STREET

5:30 PM

Applicant: Tim Burke; Tim Burke Architects

Proposed Work: Ratification of unapproved removal of architectural element above first floor entry.

PROJECT REPRESENTATIVES: Tim Burke

DOCUMENTS PRESENTED: Existing conditions photographs, drawings of the proposed design, historic photos of the building.

DISCUSSION TOPICS (BRIEF): Reason for removal of the original element, color, shape of lintel, historic precedent, alterations to the profile of the proposed replacement.



PUBLIC COMMENT: BHCA members supported the project

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: AA).

- *That the profile is modified so that it “turns in on itself” on each end of the lintel. Details are to be submitted to staff for final approval.*

APP # 23.0947 BH 18 PHILLIPS STREET

5:56 PM

Applicant: John Hecker; Spencer Preservation

Proposed Work: Restoration/alterations of existing front plaza surface, piers, gates and perimeter fence, front door & jams.

PROJECT REPRESENTATIVES: John Hecker and Susan Hurst; Spencer Preservation

DOCUMENTS PRESENTED: None

DISCUSSION TOPICS (BRIEF): The Commission discussed remanding the project to a subcommittee and whether that subcommittee should make the final decision or report back to the full Commission.

PUBLIC COMMENT: None

COMMISSIONER KIEFER MOTIONED TO REMAND THE APPLICATION AND DECISION TO A SUBCOMMITTEE. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: AA).

- *The subcommittee would consist of Commissioner Kiefer, Jackson and Finegold.*

~~APP # 23.0586 BH 1 CHESTNUT STREET~~ (Withdrawn By Applicant)

~~Applicant: Michael Galbato~~

~~Proposed Work: Install placard acknowledging the property as the former residence of Coretta Scott King & Henry Kissinger.~~

APP # 23.0892 BH 53 BEACON STREET

6:08 PM

Applicant: Heidi Schuster

Proposed Work: Repaint front door a shade of green using the Benjamin Moore Historic Paint Collection.

PROJECT REPRESENTATIVES: Heidi Schuster

DOCUMENTS PRESENTED: Existing conditions photo, color sample.

DISCUSSION TOPICS (BRIEF): Appropriateness of the color for the structure, pre-existing conditions.

PUBLIC COMMENT: The BHCA supported the project.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: AA).

APP # 23.0951 BH 83 MYRTLE STREET

6:22 PM

Applicant: Brigid Williams; Hickox Williams
Proposed Work: Exterior painting of all woodwork oriel and window frames; Benjamin Moore White Dove, front door, shutters and window sash: Benjamin Moore Black.

PROJECT REPRESENTATIVES: Brigid Williams; Hickox Williams

DOCUMENTS PRESENTED: Existing conditions photo, color sample, renderings of paint color installed.

DISCUSSION TOPICS (BRIEF): Appropriateness of the color scheme for the structure, pre-existing conditions, age of building, alternative colors to the proposed.

PUBLIC COMMENT: The BHCA supported the project but requested a mock-up of the color.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: AA).

- *That a sample is mocked up, and that an option that is “less white” that is more in line with a color scheme that is appropriate for the architectural style and vintage.*

APP # 23.0901 BH 15R CHARLES STREET

6:42PM

Applicant: M. Bryn Robinson; Boston Sign Company
Proposed Work: New blade and banner sign.

PROJECT REPRESENTATIVES: M. Bryn Robinson; Boston Sign Company

DOCUMENTS PRESENTED: Existing conditions photo, sign shop drawings, renderings of proposal.

DISCUSSION TOPICS (BRIEF): Existing conditions, placement of the signage, installation methods.

PUBLIC COMMENT: The BHCA supported the signage application.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: AA).



APP # 23.0922 BH 125 CHARLES STREET

6:47 PM

Applicant: Cecilia Hermawan; Vico Style
Proposed Work: New blade sign.

PROJECT REPRESENTATIVES: Cecilia Hermawan; Vico Style.

DOCUMENTS PRESENTED: Existing conditions photo, sign shop drawings, renderings of proposal.

DISCUSSION TOPICS (BRIEF): Need for a blade sign for business, placement, area precedent, guidelines regarding multiple signs on a structure.

PUBLIC COMMENT: The BHCA did not support the request for signage as it does not meet the standards of the district.

COMMISSIONER KIEFER MOTIONED TO DENY THE APPLICATION W/O PREJUDICE. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: EF, MF, AG, RJ, CK, MK, AR, WW)(N: NONE)(ABSENT/ABSTAIN: AA).

APP # 23.0815 BH 40 JOY STREET

7:05 PM

Applicant: Paige Lescure
Proposed Work: Install security grates on first floor windows.

PROJECT REPRESENTATIVES: Paige Lescure

DOCUMENTS PRESENTED: Existing conditions photo, security grate shop drawings,.

DISCUSSION TOPICS (BRIEF): Installation methods and location, materials used, placement of the grates.

PUBLIC COMMENT: The BHCA supported the request

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION W/ PROVISOS. COMMISSIONER RICHMOND SECONDED THE MOTION. THE VOTE WAS 7-1-1 (Y: MF, AG, RJ, CK, MK, AR, WW) (N: EF) (ABSENT/ABSTAIN: AA).

- *That updated shop drawings to reflect the design being installed through the masonry surround, not the woodwork. Details are to be submitted to staff for final approval.*

APP # 23.0923 BH 107 CHESTNUT STREET

7:26 PM

Applicant: Eugene & Meredith Clapp
Proposed Work: Modify previous fence and light fixture (violation) approval at rear of property facing Mugar Way.

PROJECT REPRESENTATIVES: Eugene & Meredith Clapp, Monika Pauli; Pauli & Urbe Architects.

DOCUMENTS PRESENTED: Existing conditions photos, violation ratification photos,



renderings and shop drawings, mock up photos.

DISCUSSION TOPICS (BRIEF): Need for reducing the fence height, materials, visibility from areas within the purview of the Commission, visibility of the light fixture.

PUBLIC COMMENT: The BHCA supported the request .

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED AND TO RATIFY THE OUTSTANDING VIOLATION. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: EF, MF, AG, CK, MK, AR, WW) (N: NONE) (ABSENT/ABSTAIN: RJ, AA).

APP # 23.0935 BH 5 & 7 LOUISBURG SQUARE

7:39 PM

APP #23.0943 BH Applicant: Michael Resteghini; F.H. Perry Builder
Proposed Work: Remove rear fire escape. (See Additional Items Under Administrative Review).

PROJECT REPRESENTATIVES: Alex Sassaroli , Michael Resteghini

DOCUMENTS PRESENTED: Existing conditions photos, shop drawings,

DISCUSSION TOPICS (BRIEF): Fire code, historic profile, existing conditions, debate over whether the existing fire escapes are historic.

PUBLIC COMMENT: The BHCA supported the requests.

COMMISSIONER KIEFER MOTIONED TO APPROVE APPLICATION # 23.0935 BH AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: EF, MF, AG, RJ, CK, MK, AR) (N: NONE) (ABSENT/ABSTAIN: WW, AA).

COMMISSIONER KIEFER MOTIONED TO APPROVE APPLICATION #23.0943 BH AS SUBMITTED. COMMISSIONER FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: EF, MF, AG, RJ, CK, MK, AR) (N: NONE) (ABSENT/ABSTAIN: WW, AA).

APP # ~~23.0902 BH 34.5 BEACON STREET~~ (Withdrawn By Applicant)

~~Applicant: Jennifer Campbell; JCH Consulting~~

~~Proposed Work: Install three bollards on Joy Street.~~

II. ADMINISTRATIVE REVIEW/ APPROVAL

VIOLATION RATIFICATION COMPLIANT WITH GUIDELINES. RESOLUTIONS WERE PREVIOUSLY APPROVED AT OTHER PROPERTIES

APP # 23.0952 BH 40 BEACON STREET Ratification of unapproved intercom system by placing a brass box over the system.



APP # 23.0883 BH 71 HANCOCK STREET Ratification of unapproved ring doorbell by recessing unit in the molding of the door surround and covering the unit with a brass cover.

REGULAR ADMINISTRATIVE REVIEW

APP # 23.0887 BH 37 BEACON STREET: At second floor, the three windows directly above the main entrance, and (on second floor) three windows to the left of main entrance, replace six (total) 6 over 6, single-paned, true divided light, wood, double-hung sash sets with 6 over 6, double-paned, true divided light, wood, double-hung sash sets with a spacer bar to cover the gaskets of the windows.

APP # 23.0950 BH 84 BEACON STREET: Repoint the front facade using historic mortar mix and tooling.

APP # 23.0863 BH 52 BRIMMER STREET: Replace damaged section of planting-area railing to match neighbors at 54 Brimmer & restore condition at 20"x20" planting area to the left of existing stairs. Existing stair railing to remain with balustrade to be repaired for even and plumb connections to restored garden rail.

APP # 23.0942 BH 15-17 BRIMMER STREET: Replace copper flashings and gutters in kind, replace metal siding on headhouse with copper sheathing, rebuild skylight, reinstall ladder at rooftop party wall, spot repoint facades as needed using historic tooling and mortar, repair and repoint three chimneys and party wall at rooftops, pin and epoxy cracks in brownstone, wash exterior brownstone as needed, remove and reset sidewalk brick pavers.

APP # 23.0845 BH 3 GOODWIN PLACE: Repoint party wall, repaint window sills to match stone color. Mortar to match historic mix and tooling. Clean facade.

APP # 23.0930 BH 17 GROVE STREET: Repoint and cut facade using historic mortar mix and tooling.

APP # 23.0909 BH 7 LOUISBURG SQUARE: Rebuilding the top of the rear ell masonry wall to the existing height of the wall in kind using historic mortar and tooling, provide a new copper flashing and a new copper gutter that would exactly match the dimensions and details of the existing copper.

APP # 23.0935 BH 5 LOUISBURG SQUARE: Repoint rear wall using historic mortar and tooling, remove and restore slate roof in kind, using existing slate on front and replacing in kind at rear, new copper gutters, replace snow guards in kind (*See Additional Items Under Design Review*).

APP # 23.0949 BH 50 PINCKNEY STREET: Replace flashing in kind, spot repair architectural shingles, remove slate from dormers to install a high temperature barrier, reinstall slate.

APP # 23.0820 BH 112 PINCKNEY STREET: At fourth floor, unit #44, replace three, 6 over 1, wood, double hung, true divided light windows facing Brimmer Street with three, 6



over 1, wood, double hung, true divided light windows with double paned windows with black spacer bars that cover the window gaskets.

APP # 23.0728 BH 67-71 WEST CEDAR STREET: Replace all 2 over 2, wood, double hung, true divided light windows in kind. Two basement windows at the far left side of the structure will also be 2 over 2, double hung, wood, true divided light windows.

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER KEMENY SECONDED THE MOTION. THE VOTE WAS 5-0-4 (Y: MF, AG, RJ, CK, AR) (N: NONE) (ABSENT/ABSTAIN: WW, AA, MK, EF) (EF FOR APP # 23.0728 BH 67-71 WEST CEDAR STREET) & (MK FOR APP # 23.0887 BH 37 BEACON STREET).

IV. RATIFICATION OF 4-20-2023 PUBLIC HEARING MINUTES

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APRIL 20, 2023 PUBLIC HEARING MINUTES AS SUBMITTED. COMMISSIONER KEMENY SECONDED THE MOTION. THE VOTE WAS 6-0-3 (Y: EF, MF, AG, RJ, CK, MK, AR) (N: NONE) (ABSENT/ABSTAIN: AG, WW, AA).

III. STAFF UPDATES

Staff mentioned that there are no pre-approved paint color lists available, everything is reviewed on a case- by-case basis.

Annual vote for chair and vice chair will take place at the June 2023 public hearing. Submit your requests to be considered for either role.

IV. ADJOURN – 8:09

COMMISSIONER FINEGOLD MOTIONED TO ADJOURN THE HEARING. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: AG, EF, MF, RJ, CK, MK, AR) (N: NONE) (ABSENT/ABSTAIN: WW, AA).